

**CITY OF ROCHESTER  
30 CHURCH STREET**

**ZONING BOARD OF APPEALS  
MEETING WITH STAFF: 8:45 AM - 9:30 AM  
CONFERENCE ROOM 223B**

**Cases 1-6 Public Hearing Begins: 9:30 AM  
Cases 7-12 Public Hearing Begins: 11:30 AM  
CITY COUNCIL CHAMBERS 302A**

**Thursday, August 11, 2016**

**I. Meeting with Staff**

**II. Public Hearing**

<b>Case:</b>	<b>1</b>
File Number:	V-012-16-17
Case Type:	Area Variance
Address:	1490 Hudson Avenue
Zoning District:	C-3 Community Center District
Applicant:	Kurt Charland
Purpose:	To legalize the existing digital price signs on two sides of the Walmart gas canopy, not meeting certain city-wide design standards and sign requirements.
Code Section:	120-159; 120-177
Enforcement:	No
SEQR:	Type II
<b>Case:</b>	<b>2</b>
File Number:	V-013-16-17
Case Type:	Area Variance
Address:	873 Merchants Road
Zoning District:	C-2 Community Center District
Applicant:	Gary Stubbings, Jr.
Purpose:	To legalize an existing, non-illuminated pole sign for "L&M Lanes" that is 5' x 8' x 14'-3" tall, not meeting certain sign requirements.
Code Section:	120-177
Enforcement:	Yes
SEQR:	Type II
<b>Case:</b>	<b>3</b>
File Number:	V-014-16-17
Case Type:	Area Variance
Address:	45 Sunset Street
Zoning District:	R-1 Low Density Residential District
Applicant:	Omar Subirat
Purpose:	To legalize a 6' tall stockade fence in the front yard of a single family dwelling, exceeding height and opacity requirements.
Code Section:	120-167
Enforcement:	No
SEQR:	Type II

**Case:** 4  
File Number: V-015-16-17  
Case Type: Area Variance  
Address: 239 Westminster Road  
Zoning District: R-1 Low Density Residential District  
Applicant: Jon & Kelly Davis  
Purpose: To expand a 2-family dwelling into the 3rd floor, thereby expanding a nonconforming use in the R-1 District and to legalize the paving in the rear yard exceeding the lot coverage requirement.  
  
Code Section: 120-199, 120-11  
Enforcement: No  
SEQR: Type II

**Case:** 5  
File Number: V-016-16-17  
Case Type: Area Variance  
Address: 99 Denise Road  
Zoning District: R-1 Low Density Residential District  
Applicant: Gary Inzana  
Purpose: To widen the existing driveway of a single family dwelling from 9' to 19', not meeting the off-street parking requirements.  
  
Code Section: 120-173  
Enforcement: No  
SEQR: Type II

**Case:** 6  
File Number: V-017-16-17  
Case Type: Area Variance  
Address: 298 Westfield Street  
Zoning District: R-1 Low Density Residential District  
Applicant: John Schultz  
Purpose: To legalize the driveway expansion in the front yard of a two-family dwelling, not meeting the off-street parking requirements.  
  
Code Section: 120-173  
Enforcement: No  
SEQR: Type II

**Case:** 7  
File Number: V-018-16-17  
Case Type: Area Variance  
Address: 118-124, 132, 134, 136, and 144 Reynolds Street  
Zoning District: R-1 Low Density Residential District  
Applicant: Rev. Charles G. Simmons Sr.  
Purpose: To waive the lot coverage, fence requirements, and certain city-wide design standards associated with the construction of an addition to the church located at 144 Reynolds Street and the expansion of the existing parking lot at 118-124 Reynolds Street.  
  
Code Section: 120-11, 120-158, 120-167  
Enforcement: No  
SEQR: Type II

**Case:** 8  
File Number: V-019-16-17  
Case Type: Area Variance  
Address: 28 Edmonds Street  
Zoning District: R-1 Low Density Residential District  
Applicant: John Klein  
Purpose: To install a deck and a gravel parking area in the rear yard of a two-family dwelling, thereby exceeding the lot coverage requirements.  
  
Code Section: 120-11  
Enforcement: No  
SEQR: Type II

**Case:** 9  
File Number: V-020-16-17  
Case Type: Area Variance  
Address: 137 Linden Street  
Zoning District: R-1 Low Density Residential District  
Applicant: Louis DiVincenti Jr.  
Purpose: To install a 5' tall solid wood fence along the Poplar Street frontage of a single family dwelling, not meeting the height and opacity requirements.  
  
Code Section: 120-167  
Enforcement: No  
SEQR: Type II

**Case:** **10**  
File Number: V-021-16-17  
Case Type: Area Variance  
Address: 301 Remington Street  
Zoning District: R-1 Low Density Residential District  
Applicant: Madeline Perry  
Purpose: To re-establish use of the property as a two-family dwelling that has lost its rights due to a period of vacancy greater than nine months.  
Code Section: 120-199  
Enforcement: No  
SEQR: Type II

**Case:** **11**  
File Number: V-022-16-17  
Case Type: Area Variance  
Address: 1737 Mount Hope Avenue  
Zoning District: C-2 Community Center District  
Applicant: Richard Rowe  
Purpose: To repair the sign for "Rowe Photography" located on the store's awning, thereby extending the life of this nonconforming sign.  
Code Section: 120-177  
Enforcement: No  
SEQR: Type II

**Case:** **12**  
File Number: V-068-15-16  
Case Type: Area Variance  
Address: 800 Atlantic Avenue  
Zoning District: R-1 Low-Density Residential District  
Applicant: Scott Fiske  
Purpose: To construct an addition to an existing one-bay vehicle repair operation, thereby expanding a nonconforming use; and not meeting certain city-wide design standards, lot coverage, setback, and parking requirements.  
Code Section: 120-199, 120-11, 120-173, 120-159  
Enforcement: No  
SEQR: Type II